



# South View Cottage 21 South Parade

Harbury **CV33 9JE**

Guide Price £625,000

# South View Cottage 21 South

Being conveniently positioned to the corner of Ivy Lane and just a short distance from facilities in the heart of Harbury village, this part stone-built detached cottage is a characterful family home that also benefits from an adjoining self-contained annexe. Within the main cottage, the lounge/dining room features an open fireplace whilst on the first floor there are three bedrooms, together with a family bathroom. The adjoining annexe benefits from its own access making it ideal for an elderly relative or teenager, wheelchair user or as a useful means of an additional income if let. Externally there is ample off-road parking to the side of the property whilst the rear garden features a generous paved patio area and extends to a pleasant mature lawned garden at the far end. Overall this is an excellent opportunity to purchase a character detached property providing opportunities for flexible or multi generational living.

## LOCATION

Harbury is a popular and highly regarded village well known for its strong sense of community. Lying around 6 miles south-east of Leamington Spa and approximately 3 miles from the nearby market town of Southam, Harbury offers a comprehensive range of day-to-day facilities including a well regarded primary school, village shops, pubs, doctors' surgery and thriving village hall. The village is also well placed for access to the Midland motorway network, notably the M40 as well as the Jaguar Land Rover and Aston Martin installations in nearby Gaydon.

## ON THE GROUND FLOOR

Replacement composite period style entrance door opening into:-

## ENTRANCE HALLWAY

With dual aspect double glazed windows, central heating radiator, replacement inner door to:-

## LOUNGE/DINING ROOM

8.10m x 3.76m (26'7" x 12'4")

The central feature of which is the main staircase ascending to the first floor featuring glazed side panels and oak hand rails, engineered oak flooring throughout the room, open fireplace to the lounge area set into a local stone fireplace with oak mantle over, two central heating radiators, twin double glazed windows, door giving access to the annexe, wall light points and inset downlighters.

## KITCHEN

3.84m x 3.78m (12'7" x 12'5")

Being fitted with a range of oak units comprising matching base cupboards, drawers and wall cabinets, together with central moveable island unit to match, roll edged worktops with tiled

splashbacks, inset stainless steel five burner gas hob with filter hood over and fitted electric oven having cupboards above and below, inset Franke sink unit and space and connections for appliances, concealed central heating radiator, inset ceiling downlighters, stable door giving access to rear garden and door to:-

## CLOAKROOM/WC

With low level WC, corner wash hand basin, central heating radiator, towel warmer and obscure double glazed window.

## ANNEXE

Which enjoys its own independent access with replacement composite door giving access to:-

## ENTRANCE LOBBY

With built-in storage cupboard, central heating radiator, access to roof space and door to:-

## SITTING ROOM

3.81m x 3.51m (12'6" x 11'6")

With double glazed French style doors giving external access to the rear garden, central heating radiator and archway giving through access to:-

## KITCHEN

2.72m x 2.06m (8'11" x 6'9")

Being fitted with a range of panelled style units comprising coordinating base cupboards, drawers and wall cabinets, roll edged worktops with tiled splashbacks, inset stainless steel sink unit, fitted ceramic electric hob with electric oven below and concealed filter hood over, space and plumbing for washing machine and UPVC double glazed window.

## BEDROOM

3.94m x 3.56m (12'11" x 11'8")

With UPVC double glazed French doors opening into the rear garden, central heating radiator, inset downlighters and sliding door giving access to:-

## SHOWER ROOM

Being in wet room style and designed to allow access for a wheelchair user, being fully ceramic tiled and with fittings comprising low level WC, wall mounted wash hand basin, shower with glazed screen, fitted shower unit and soakaway, central heating radiator, towel warmer and obscure double glazed window.

## ON THE FIRST FLOOR

## LANDING

With central heating radiator, access trap to roof space, built-in airing cupboard housing the hot water system and doors to:-

## BEDROOM ONE

3.81m x 2.90m max + recess (12'6" x 9'6" max + recess)

With the recess forming a useful dressing area and the bedroom itself having fitted wardrobes and overhead storage cupboards to either side of central bed space, UPVC double glazed window, central heating radiator and inset ceiling downlighter.

## BEDROOM TWO

3.63m x 2.79m (11'11" x 9'2")

With fitted wardrobing extending across one side having sliding partly mirrored doors fronting, UPVC double glazed window, central heating radiator and ceiling downlighters.

## Features

Detached Cottage

Popular Village Location

Lounge/Dining Room

Kitchen

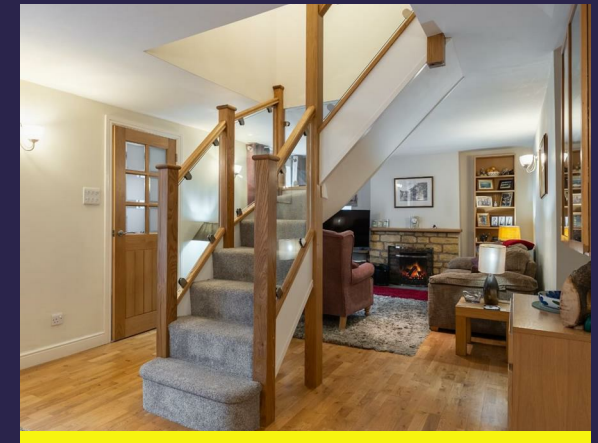
Self-Contained Annexe

Four Bedrooms in All

Ample Parking

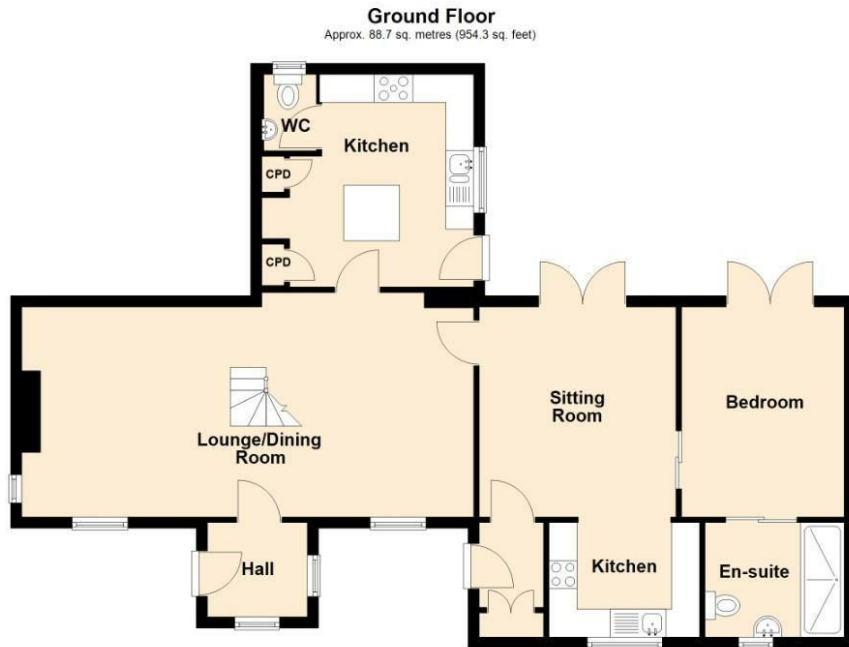
Attractive Rear Garden

Two Generational Possibilities





# Floorplan



Total area: approx. 135.1 sq. metres (1454.7 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band E - Stratford District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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